







# 3 Bedroom House - Terraced

## located on Dorchester Way, Coventry

## Offers Over £230,000

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## Offers Over £230,000

- THREE-BEDROOM MID-TERRACED HOME
- SHORT DISTANCE TO CALUDON CASTLE SCHOOL
- OPPOSITE PRIMARY SCHOOL & NURSERY
- WALKING DISTANCE TO UHCW
- OPEN-PLAN LOUNGE/DINER WITH BAY WINDOW
- SEPARATE KITCHEN WITH GARDEN ACCESS
- TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- WELL-MAINTAINED REAR GARDEN WITH PATIO
- DRIVEWAY FOR UP TO FOUR CARS
- INTEGRAL GARAGE WITH CONVERSION POTENTIAL

SPACIOUS THREE-BEDROOM MID-TERRACED HOME | EXCELLENT SCHOOL CATCHMENT | WALKING DISTANCE TO UHCW | LARGE DRIVEWAY & GARAGE

Located on Dorchester Way, this well-proportioned three-bedroom mid-terraced home is ideally positioned for families, healthcare professionals, and commuters alike. The property sits directly opposite Hickory Road Nursery and Pearl Hyde Community Primary School, with Caludon Castle School just a short distance away. University Hospital Coventry & Warwickshire is within walking distance, Tesco Superstore is close by for everyday shopping, and there is easy access to the A46 and surrounding road networks.

Internally, the home offers generous and practical living space. A spacious porch provides useful built-in storage before leading into a bright open-plan lounge/diner, featuring a front bay window and sliding doors opening onto the rear garden. A separate kitchen offers ample cupboard space and direct access outside, making it ideal for family life and entertaining. An open staircase rises from the main living area to the first floor.

Upstairs, there are two spacious double bedrooms, both benefiting from built-in storage, along with a good-sized single bedroom. A family bathroom with bath and shower completes the upper floor.

Externally, the property continues to impress with a beautifully maintained rear garden, featuring a patio seating area and a well-kept lawn. To the front, there is a generous driveway providing parking for up to four vehicles, along with an integral single garage offering excellent potential for conversion, subject to planning permission.

A fantastic opportunity to secure a spacious family home in a highly convenient and well-connected location.





## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested









by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



# Dorchester Way,  Coventry






Total Area: 96.7 m² ... 1041 ft²

All measurements are approximate and for display purposes only

**CONTACT**

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780